



Staff Report

RESOLUTION RECOGNIZING THE PARTICIPATION OF THE CITY OF BELMONT IN THE SAN MATEO COUNTY SUBREGION FOR THE REGIONAL HOUSING NEEDS ALLOCATION PROCESS AND ACCEPTANCE OF THE ASSIGNED HOUSING SHARE FOR THE CITY OF BELMONT

Honorable Mayor and Council Members:

Summary/Background

Pursuant to Government Code Sections 65584-65584.05, the 20 cities of San Mateo County and the County of San Mateo have become a member of a countywide “sub-region,” an ad hoc joint powers authority formed specifically to locally administer ABAG’s Regional Housing Needs Allocation (RHNA) process. Housing allocations developed through this RHNA sub-region process would be used in the next State-required review and approval of Belmont’s Housing Element in 2009. A Policy Advisory Committee (PAC) comprised of one representative from each of the 21 jurisdictions acts as the governing board of the Sub-region. The Sub-region was approved by ABAG in September 2006. The City/County Association of Governments (C/CAG) has been selected to represent the Sub-region.

The Final Methodology for Determining Housing Needs Shares was submitted to ABAG on March 27, 2007. In accordance with this Methodology, a proposed Draft Allocation of Housing Shares for the jurisdictions in the San Mateo County Sub-region was developed. The proposed allocation was reviewed by the RHNA Technical Advisory Committee (TAC) on 6/7/07 and by the RHNA PAC on 6/14/07. At the TAC and PAC meetings in June, staff presented a preview of possible adjustments (along with the Final Allocation that would result) based on discussions with member jurisdictions. Both committees unanimously approved the proposal, hence it was formally adopted as the Draft Allocation. This was submitted to ABAG on 6/21/07.

The projected housing unit share for Belmont to provide (during the 2007-2014 period) is 399 units. This number is derived from a revised ABAG draft projection of 471 units, and a negotiated shift of 72 of Belmont’s units to the jurisdictions of Redwood City or San Mateo. These two cities (and the County) have agreed to take on additional units from other San Mateo County cities in concert with addressing the ABAG total number of projected units for the County.

The adopted methodology included an opportunity for the cities and the County to negotiate additional trades between willing partners. A letter was sent to all agencies suggesting that

during July and August, members of the Sub-region that wish may discuss and negotiate trades to the Draft Allocation that will be incorporated in the Proposed Final Allocation (8/30/07). To date no additional trades have been identified. A trade between the City of Redwood City and Woodside is still pending. The Sub-region should preserve the option for trades between any agencies up through 3/31/08 when ABAG formally adopts the Sub-regional Allocation for San Mateo County.

Discussion

Consistent with the guidelines, methodology, and schedule established by the State and ABAG, the San Mateo County Sub-region adopted the Proposed Final Allocation of Housing Shares for the jurisdictions in the San Mateo County Sub-region. See the attached Proposed Final Allocation (Attachment II). The proposed Final Allocation was reviewed by the RHNA TAC on 8/23/07 and by the RHNA PAC on 8/30/07. Both committees unanimously approved the proposal. This was submitted to ABAG on 8/31/07.

The Sub-region hereby opens an appeal period, pursuant to CGC 65584.05(d), that shall run through October 30, 2007, during which period any member jurisdiction of the Sub-region may appeal the proposed Final Allocation. In November the Sub-Region will adopt the Final Allocation, including a provision that the Sub-Region consents *a priori* to any subsequent zero-sum trades between consenting jurisdictions. The Sub-region requests that the option for trades between any agencies be allowed up through 3/31/08 when ABAG formally adopts the Sub-regional Allocation for San Mateo County.

General Plan/Vision Statement

The actions associated with participating in the ABAG Sub-Regional process further the City's General Plan/Housing Element Goals as follows:

Housing Element Goal 2

"Provide residential sites through land use, zoning, and specific plan designations to encourage a broad range of housing opportunities."

General Plan Goal 1015.4

"To maintain and enhance the appearance of the City through controlling the location, timing, design and landscaping of new development and encouraging renovation of older areas."

Fiscal Impact

None at this time.

Public Contact

This matter was placed on the agenda and posted as required by the California Government Code.

Recommendation

It is requested that each City and the County adopt a resolution acknowledging participation in the Sub-region and acceptance of the assigned housing share; attached is a draft Resolution taking this action for Belmont. Carlos de Melo, Community Development Director, was the representative on the Technical Advisory Committee and Coralin Feierbach, Mayor, was the representative on the Policy Advisory Committee. The process was inclusionary and allowed issues to be addressed that may not have been possible in the ABAG regional process. Therefore staff recommends the adoption of the attached Resolution in accordance with the staff recommendation.

Alternatives

Review and approval of a Resolution acknowledging participation in the San Mateo County Sub-region for the Regional Housing Needs Allocation (RHNA) Process and acceptance of the assigned housing share in accordance with the Technical Advisory Committee and Policy Advisory Committee recommendation with modifications.

Provide other direction to staff on related matters associated with the ABAG Sub-Regional Housing Needs Allocation Process.

Take no action.

Attachments

- I. Draft Resolution
- II. Proposed Final Allocation for the San Mateo County RHNA Subregion

Respectfully submitted,

Carlos de Melo
Community Development Director

Jack R. Crist
City Manager

Staff Contact:

Carlos de Melo, Community Development Director
(650) 595-7440
cdemelo@belmont.gov

PLEASE NOTE: Attachment II is not included as part of this document. Please contact the Community Development Department at (650) 595-7417 for more information on viewing this attachment.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT
RECOGNIZING BELMONT'S PARTICIPATION IN THE SAN MATEO COUNTY
SUBREGION FOR THE REGIONAL HOUSING NEEDS ALLOCATION PROCESS
AND ACCEPTANCE OF THE ASSIGNED HOUSING SHARE FOR THE CITY OF
BELMONT**

WHEREAS, the Association of Bay Areas Governments (ABAG) is required by State law to administer the Regional Housing Needs Allocation (RHNA) process in the Bay Area; and,

WHEREAS, ABAG has begun preliminary work on developing the program with the objective of completing the program in August of 2008; and,

WHEREAS, changes to the Housing Element law in 2004 allow ABAG to transfer administration of the program to local jurisdictions who create sub-regions for the purposes of distributing housing need allocations among the members of the sub-region; and,

WHEREAS, all the Cities and the County adopted resolutions to form a Sub-region that was approved by ABAG in September 2006; and,

WHEREAS, the Sub-region has completed the process to a proposed Final Allocation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belmont does hereby acknowledge its participation in the San Mateo County Sub-regional Housing Needs Allocation Process and support for the Proposed Final Housing Allocation for the City of Belmont.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on October 9, 2007, by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

CLERK of the City of Belmont

APPROVED:

MAYOR of the City of Belmont